

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: Dec 5	2000	Name of POADP:	Acker	man trac	+
Owners: Heat Mer	12-11	Consulting Firm:	Vickre-	2 Engine	erins
Address: 4800 F	tederickburg	Address:	7834	Blence	, Rd
Sn Anto	Mio 78225	i	Sen Av	House 7	8216
Phone: 308	-1316	Phone:	349-	- 327	
Existing zoning:		Proposed zoning:	R-1		
Site is over/within/includes:	Edwards Aquifer Rech Projected # of Phases: San Antonio City Lim Council District: Ferguson map grid		Yes No Yes No Yes No	00 DEC -8 A	RECEIVE
Land area being platted:	Lots	A	Acres	AM IO:	田
Single Family Multi-family (Commercial a		200=	398	- S	
Is there a previous POADP for	this Site? Name		No		
Is there a corresponding PUD	for this site? Name		No		ī
Plats associated with this POA	DP or site? Name	kerman at EUA	No. 0	10072	
	£	January Control of the Control of th			
	Name		No		
	roga Signa	ature: Half	m serul	<u> </u>	779
Date: 18C 5 190	Phone:	01016	Fax:	711-0	0 16

	name of the POADP and the subdivision;
	indication of development phases on the POADP;
	perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
	north arrow and scale of the map;
	proposed land use by location, type and acreage;
	delineation of the circulation system including all collectors, arterial, and local type "B" streets;
	contour lines at intervals no greater than ten (10) feet;
	legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
	existing adjacent or perimeter streets;
	one hundred year flood plain limits;
	location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
	a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
	POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
	TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
	Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
	the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
	The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
	ertify that the POADP application and accompanying maps are complete and that the conditions listed on this plication have been met.
Ce	entifying Representative:
Pr	int Name: Herb Guiro Ja Signature: Herb Gury 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
If	you have any questions please call Elizabeth Carol at 207-7900
in the second	APPLICATION REVISED January 5, 1998 PAGE 2 OF 2



CITY OF SAN ANTONIO

May 4, 2001

Herb Quiroga

Kaufman and Broad 4800 Fredericksburg Road San Antonio, TX 78229

Re: Evans Rd.- Ackerman Tract (a.k.a. Fox Grove)

POADP # 705

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Evans Rd.- Ackerman Tract (a.k.a. Fox Grove) Subdivision Preliminary Overall Area Development Plan # 705. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Quiroga Page 2 May 4, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services

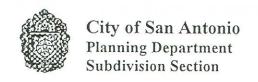
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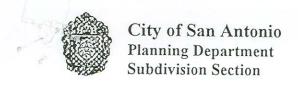
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TO:	
☐ Public Works: → Streets → Drain	nage
☐ Building Insp.: ⇒ Tree Preservation	⇒ Fire Protection
☐ Major Thoroughfare	⇒ Fire Protection ☐ Traffic T.I.A. RECEIVED DEC 0 8 20
□ Zoning	☐ Bexar County Public Works
FROM: Michael O. Herrera, Planner II	Date 12-7-00
SUBJECT: The attached item has been submit comment to the Planning Commission or Director department. Copy this review sheet as needed. review at the next POADP meeting. Your writt documentation in the file. This item is tentatively scheduled for 1	ted for your review, recommendation, and or or. If necessary, please circulate within your Mark your comments here and be prepared to
	I do not recommend approval ed, the engineer/ I to remove this objection. Tel # evanov
Signature As	SISTANT CITY ARBORIST 12/14/2000 Title Date



TO:

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☐ Building Insp.: → Tree Preserv	ration -> Fire Protection	AR C
☐ Major Thoroughfare	☐ Traffic T.I.A.	AM IO:
☐ Zoning	Bexar County P	ublic Works
FROM: Michael O. Herrera, Planne	er II Da	nte 12-7-00
POADP NAME: Evans Subject: The attached item has been a comment to the Planning Commission or I	submitted for your review, rec	commendation, and or
department. Copy this review sheet as no review at the next POADP meeting. You		
documentation in the file. This item is tentatively scheduled to		
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On, I subdivider/agent, of the corrections in		***
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		12-14-00
Signature	Title	Date



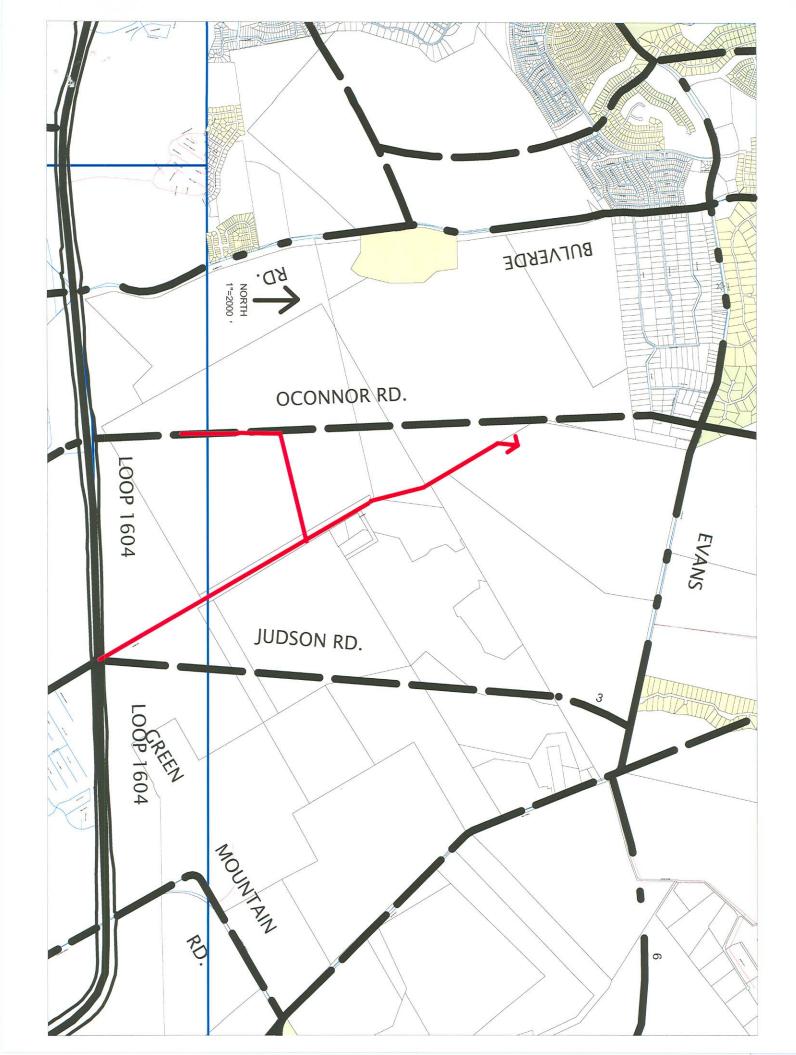
REQUEST FOR REVIEW of POADP

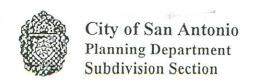
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Public Works: ⇒ Streets ⇒ Drain	nage
☐ Building Insp.: → Tree Preservation	⇒ Fire Protection
☐ Major Thoroughfare	☐ Traffic T.I.A.
☐ Zoning	☐ Bexar County Public Works
FROM: Michael O. Herrera, Planner II	Date 12-7-00
POADP NAME: EVANS RULL	
SUBJECT: The attached item has been submitted	
comment to the Planning Commission or Directo	
department. Copy this review sheet as needed.	
review at the next POADP meeting. Your writte	en comments are strongly encouraged for
documentation in the file.	
This item is tentatively scheduled for	2-15-00 before the POADP committee.
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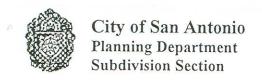
Signature



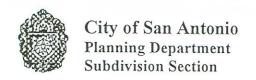


TO:

☐ Public Works: → Streets → Drainage
☐ Building Insp.: → Tree Preservation → Fire Protection
☐ Major Thoroughfare ☐ Traffic T.I.A.
☐ Zoning ☐ Bexar County Public Works ☐ Zoning
FROM: Michael O. Herrera, Planner II Date 72-766
SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file. 4-20-01 This item is tentatively scheduled for
I recommend approval
On, I notified, the engineer/



TO:		
☐ Public Works: ⇒ Streets ⇒	Drainage	
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☑ Major Thoroughfare	☐ Traffic T.I.A.	
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FROM: Michael O. Herrera, Planne	er II Da	ite 12-7-00
POADP NAME: Francis Rubiness Subject: The attached item has been somment to the Planning Commission or Defendent Copy this review sheet as neareview at the next POADP meeting. Your documentation in the file. This item is tentatively scheduled for the poart of the	Submitted for your review, reconstructor. If necessary, please eeded. Mark your comments her written comments are strong	commendation, and or e circulate within your here and be prepared to gly encouraged for
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10:		
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☐ Building Insp.: ⇒ Tree Preservation	Fire Protection	
☐ Major Thoroughfare	☐ Traffic T.I.A.	
Zoning	☐ Bexar County Public Works	
FROM: Michael O. Herrera, Planner II	Date 12-7-00	te.
POADP NAME: EVAN.5 Rd./2	SCIERRAN TRACT	
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Signature	Title Date	

CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

TO:	Michael Herrera, Planning Department		_
FROM:	Development Engineering Division		_
COPIES TO: _	File		_
SUBJECT:	Ackerman Tract, POADP	Level 2 T.I.A.	
		Date: May 3, 2001	

The Development Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Ackerman Tract, POADP. The TIA analysis is in compliance with the Ordinance 91700.

The proposed development consists of 982 single family homes, this property is estimated to generate up to 992 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed onto a secondary arterial extending south of Evans Road. This secondary arterial will be lined up with the future extension of Judson Road to the south as per the major thouroughfare plan.

Richard L. De La Cruz, P.E.

Senior Engineer

Approved by:

Robert W. Opitz, P.E.

Chief Engineer

TS/RWJ/RLD ID 2000TIA1202

Michael Herrera

From:

Sent:

Todd Sang Friday, December 15, 2000 1:56 PM Michael Herrera

To:

Subject:

Evans / Ackerman Tract

Mike

CEC has submitted a Level 2 TIA for the Evans / Ackerman POADP.

I will notify you as soon as our review is complete.

Thanks

Todd

KAUFMAN ABROAD

April 3, 2001

Mr. Emil Moncivais Department of Planning P.O. Box 839966 San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Attached is a revised POADP for the Ackerman Tract (Fox Grove) as per the requested changes made by staff. The extension of O'Connor Road has been changed to line up with Pape Dawson's, Bulverde Road Properties, Ltd. POADP.

Please have staff review the plan, and let me know if you have any questions.

Sincerely,

Herb Quiroga Vice President

KAUFMAN A BROAD

November 27, 2000

Mr. Emil Moncivais Director of Planning City of San Antonio P.O. Box 839966 San Antonio, Texas 78283-3966

Dear Mr. Moncivais:

Kaufman and Broad is in the process of master planning 398 acres of land located in Northeast San Antonio, off Evans Road approximately two miles east of Bulverde Road. The proposed development will consist of approximately 930 residential lots with an average of 6000 square feet per lot. The property is currently outside the city limits of San Antonio, and is located within the Edward Recharge line. The property is schedule for annexation on January 1, 2001.

Attached is our POADP of the 398 acres for your review and approval of the overall concept. Please call me if you have any questions.

Sincerely,

Herb Quiroga Vice President

RECE

00 DEC -5 PH 2: 0

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 2065461

AMT ENCLOSED

AMOUNT DUE INVOICE DATE DUE DATE

381.10 1/08/2001 1/08/2001

50-04-5573 KAUFMAN BROAD 4800 FREDERICKSBURG ROAD S.A. TX. 78229

PHONE: 000 - 0000

EVANS ROAD

POADP

FACILITY LOCATION: 100 COMMERCE ST W

DESCRIPTION

AMOUNT

LINE INDEX REF DESCRI 1 012542-001 PLAN REVIEW FEES

381.10

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT CK#00096804 EVANS ROAD 01/07/2001 END ______ PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE 381.10 381.10

CITY OF SAN ANTONIO PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975 PAGE 1 OF 1

KAUFMAN 🖴 BROAD NO. 00096803 Kaufman ar!; Broad Stub 1 of 1 Date: 10/17/00 INVOICE NO. DATE GROSS DEDUCTIONS AMOUNT PAID DESCRIPTION 10/13/00 8899 800.00 800.00 Evans Road T.I.A. Fee

KAUFMAN & BROAD

CITY OF SAN ANTONIO

Kaufman and Broad 4800 Fredericksburg Road San Antonio, TX 78229 62-28/311

Bank One, NA - 0710 Chicago, Illinois Payable Through First USA Bank, NA Wilmington, Delaware NO. 00096803

09-72347

VENDOR 2020196

DATE 10/17/00 AMOUNT \$*****800.00

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TO THE

VENDOR 2020196

CITY OF SAN ANTONIO

CENTRAL BILLING SECTION

ORDER P.O. BOX 839975

OF

SAN ANTONIO TX 78283-3975

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AUTHORIZED SIGNATURES

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KAUFMAN & BROAD

Kaufman and Broad 4800 Fredericksburg Road San Antonio, TX 78229 62-28/311

Bank One, NA - 0710 Chicago, Illinois Payable Through First USA Bank, NA Wilmington, Delaware NO. 00096804

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CITY OF SAN ANTONIO

TO THE

VENDOR 2020196

CITY OF SAN ANTONIO

CENTRAL BILLING SECTION

ORDER P.O. BOX 839975

OF SAN ANTONIO TX 78283-3975

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City of San Antonio Planning Department

Municipal Plaza Building 114 W. Commerce

Mailing address: P. O. Box 839966

Pages sent including fax cover:

San Antonio, TX 78283-3966



Please deliver to:	From:
Name: HERB Garage	Name: Michael House
Title:	Title: PLN. I
Organization: K C 13.	Division:
Phone: 979-007	Phone: 707-7900
Fax:	Fax: 207-7897
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